



# Princelet Street, Spitalfields, E1

Asking Price: £800,000

Benham  
& Reeves

# Princelet Street, Spitalfields, E1

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Stunning two bedroom, two bathroom apartment set within Rococco House, a beautiful Grade II listed building in the heart of Spitalfields. The flat is spanning an approximate 958 square feet. This apartment is located minutes from Shoreditch and is a short walk to The City. The interior design in this apartment features exposed brickwork walls, timber floors and period style windows.

The property comprises a large open-plan reception room with dual aspect windows which generate excellent natural light. There is a fitted open-plan kitchen with fully integrated appliances. Both bedrooms are double rooms with fitted wardrobes. There is an en-suite shower room to the main bedroom and a luxury three-piece family bathroom, both finished with cream tiles, large vanity mirror and heated towel rails.

Rococco House is located on Princelet Street within the historic Spitalfields district. The property is moments away from the famous Spitalfields Market, trendy Brick Lane, and vibrant Shoreditch. The location sits within walking distance of The City and is best serviced by both Aldgate East (District, Circle, Hammersmith & City lines) and Liverpool Street (Central, Circle, Hammersmith & City, Metropolitan lines, and mainline rail services) stations.

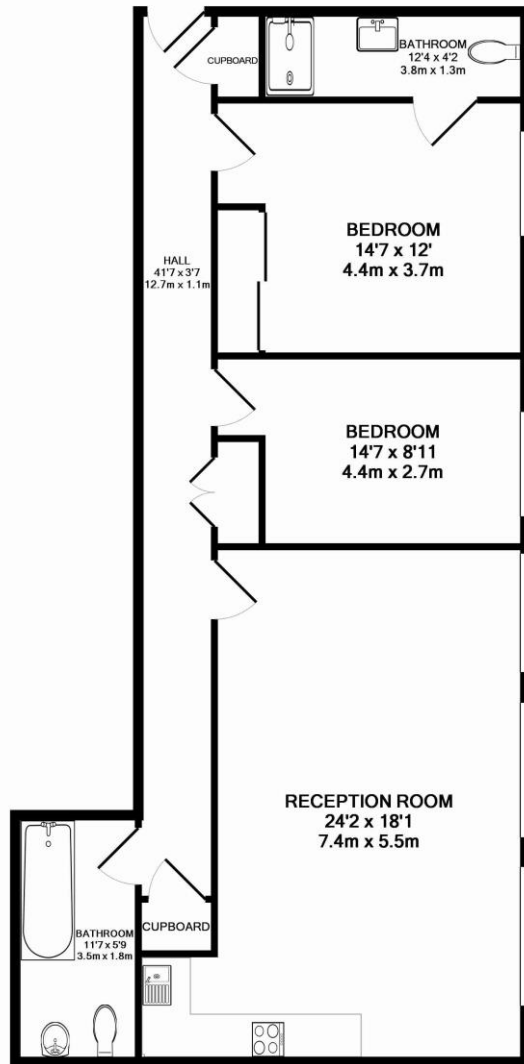




## Property Features:

- Two Bedrooms
- Two Bathrooms
- First Floor
- 958 Square Feet (Approx.)
- Neutrally Decorated Throughout
- Grade II Listed Building
- Moments Away From Shoreditch and the City
- Spitalfields District
- Aldgate East Station (Zone 1)





PRINCELET STREET, FLAT 1, E1 5LP  
TOTAL APPROX. FLOOR AREA 958 SQ.FT. (89.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | 74                      | 78        |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

|                 |  |
|-----------------|--|
| Asking Price:   | £800,000   |
| Tenure:         | Leasehold<br>Expires 24/06/2138<br>Approximately 113 Years Remaining |
| Ground Rent:    | £300.00 (per annum)  |
| Service Charge: | £2,200.00 (per annum)  |

## Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: BEA220616

T: 020 8036 3200

E: [canarywharf.sales@benhams.com](mailto:canarywharf.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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